

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
MARCH 11, 2014**

1. Call meeting to order

The meeting was called to order at 6:32 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, John F. Schack, and Willie Vaden. Council Members absent: Council Member Paul Pierce. Staff present: City Manager, Jim Gray, and City Secretary Kimberly Drysdale. There were approximately 15 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

There were no presentations from the Audience.

5. Consideration and action of the Minutes of the City Council Meeting of February 25, 2014.

Council Member Schack made a motion to approve the Minutes of the City Council Meeting of February 25, 2014 and was seconded by Council Member Kemp. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, Schack, and Vaden voting aye; and Council Member Pierce abstaining because he was not present at that meeting.

6. Consideration and action authorizing the staff to submit an application to the Coastal Bends Bays and Estuaries Grant Program for a Whitney Lake Refuge Public Access Enhancement.

City Manager Jim Gray explained that while working on the Parks Master Plan, the staff with Naismith Engineering were contacted by the Coastal Bend Bays and Estuaries program to submit an application to deepen the Whitney Lake area and extend the dock for public viewing. This is a competitive process, but it is a \$45,000 project with no expected cost to the City of Ingleside.

Council Member Kemp made a motion authorizing the staff to submit an application to the Coastal Bends Bays and Estuaries Grant Program for a Whitney Lake Refuge Public Access Enhancement and was seconded by Council Member Pierce the motion was approved unanimously.

Mayor Perkins moved agenda item # 7 down until further in the meeting due to ongoing discussions between the developers and the City Engineers.

8. Public Hearing concerning an application filed by Randy Wells, to rezone 1.617 acre located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road. Randy Wells is requesting to be allowed to change the zoning from its present classification of a C-2 (General Commercial District) to L-1 (Light Industrial District).

Mayor Perkins closed the Regular meeting to go into Executive Session at 6:40 p.m.

Speaking in favor of this rezoning application was Elizabeth Beebe and Randy Wells. Ms. Beebe stated that as a member of the Planning and Zoning Commission, she feels this is conducive for the surrounding zoning. Mr. Wells stated he is ready to do business in Ingleside.

There were no speakers against this rezone.

Mayor Perkins closed the Executive Session and re-opened the Regular meeting at 6:42 p.m.

9. **Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of C-2 (General Commercial District) to L-1 (Light Industrial District) to and further providing for effective date, reading, severance, and publication: 1.617 acre located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road. (First Reading)**

Council Member Pierce made a motion to pass to a second reading the Ordinance changing the zoning for the following property from its present zoning of C-2 (General Commercial District) to L-1 (Light Industrial District) to and further providing for effective date, reading, severance, and publication: 1.617 acre located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road; and was seconded by Council Member Schack. The motion was approved unanimously.

10. **Public Hearing concerning an application filed by Rodolfo Barron, to rezone .892 acre located at W PT of N PT Lot 16, Block 83, T.P. McCampbell Subdivision. Rodolfo Barron is requesting to be allowed to change the zoning from its present classification of a R-1 (Single Family Residential District) to C-2 (General Commercial District).**

Mayor Perkins closed the Regular meeting to go into Executive Session.

There were no speakers in favor of this rezone.

There were no speakers against this rezone.

Mayor Perkins closed the Executive Session and re-opened the Regular meeting.

11. **Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential District) to C-2 (General Commercial District) and further providing for effective date, reading, severance, and publication: .892 acre located at W PT of N PT Lot 16, Block 83, T.P. McCampbell Subdivision. (First Reading)**

Council Member Pierce made a motion to table this agenda item because until a representative could be present for this agenda item; and was seconded by Mayor Perkins. The motion was approved unanimously.

- 12. Consideration and action of an Ordinance granting a Special Permit to temporarily allow a R-1 (Single Family Residential District) in a C-2 (General Commercial) located at Lot 9-10, Block 1, Ingleside Mercantile Subdivision, being .141 acres, also known as 2805 Main Street and further providing for effective date, reading, severance, and publication. (Final Reading)**

Council Member Pierce made a motion to approve Ordinance # 1099 granting a Special Permit to temporarily allow a R-1 (Single Family Residential District) in a C-2 (General Commercial) located at Lot 9-10, Block 1, Ingleside Mercantile Subdivision, being .141 acres, also known as 2805 Main Street and further providing for effective date, reading, severance, and publication; and was seconded by Council Member Kemp. The motion was approved unanimously.

- 13. Consideration and action of an ordinance of the City of Ingleside, Texas, amending Chapter 66-Utilities, Article III- Sanitary Sewer Service, Division 3. Building Sewers and Connections, to add sections 66-156 – 66-180-Grease Traps, and amending Chapter 66-Utilities, Article III- Sanitary Sewer Service, Division 4. Industrial Waste Regulations, Section 66-181 – 66-215 Reserved, Ingleside Code of Ordinances. (Final Reading)**

Council Member Pierce questioned if there were any Grandfathered items for this Ordinances and Building Official John Davis stated there are none. It was further noted that any restaurant with a fryer has a grease trap; it is just the maintenance of that trap that has become an issue. The contractors who clean the grease traps are already contacting us even though this Ordinance has been finalized yet. The business owners are just as eager to remedy this situation as we are. Council Member Pierce questioned the section of the code that refers to the fines and Mr. Davis stated he will look into that to confirm if a correction needs to be made.

Council Member Pierce made a motion to approve Ordinance # 1100 of the City of Ingleside, Texas, amending Chapter 66-Utilities, Article III- Sanitary Sewer Service, Division 3. Building Sewers and Connections, to add sections 66-156 – 66-180-Grease Traps, and amending Chapter 66-Utilities, Article III- Sanitary Sewer Service, Division 4. Industrial Waste Regulations, Section 66-181 – 66-215 Reserved, Ingleside Code of Ordinances with any correction being made to the fine section of this ordinance; and was seconded by Council Member Tucker. The motion was approved unanimously.

- 14. Consideration and action of an ordinance amending Chapter 66-Utilites, to add Article VI-Backflow Prevention, Ingleside Code of Ordinances. (Final Reading)**

Council Member Pierce questioned why this Ordinance was being updated at this time. Building Official John Davis explained this has been a State requirement and we are just updating our City Codes to reflect the State requirements.

Council Member Kemp made a motion to approve Ordinance # 1101 amending Chapter 66-Utilites, to add Article VI-Backflow Prevention, Ingleside Code of Ordinances and was seconded by Council Member Pierce. The motion was approved unanimously.

- 15. Consideration and action providing staff direction regarding the future nominations of citizens to serve on the various Boards and Commission appointed by the City Council.**

City Manager Jim Gray stated this agenda item was requested at a previous Council Meeting and it would be beneficial for the staff to have better direction from the Council.

Council Member Wilson explained she requested this agenda item because she feels it is difficult enough to get volunteers to serve on our Boards and Commissions without aggravating them to provide a cover letter and/or resume with their qualifications and reasons for volunteering. If a Council Member or other citizen is willing to bring an individual's name forward and vouch for that individual with a verbal explanation of their eligibility, why is that not good enough? An individual does not have to provide a resume or reason for running for Council, why should we require that for a Board or Commission? Council Member Schack agreed that a resume doesn't tell the Council any more than the person recommending the individual does.

Council Members Pierce and Tucker stated they preferred to have something in writing to go by and that it also shows that the individual is interested enough to complete a letter/resume. They agreed that the letter/resume is not required by City Charter or Ordinance; however, they feel it is helpful.

Council Member Wilson made a motion that all candidates be considered whether they are accompanied with a written letter/resume or verbal information only; and was seconded by Council Member Schack. The motion was approved unanimously.

16. Consideration and action to appoint a member to serve on the Planning and Zoning Commission.

Council Member Pierce made a motion to appoint Gayle Goble to serve on the Planning and Zoning Commission in Place # 1 to serve until December 31, 2015; and was seconded by Council Member Kemp. The motion was approved unanimously.

17. Consideration and action authorizing the change of meeting date of this City Council currently scheduled for March 25, 2014 to March 18, 2014.

City Manager Jim Gray explained that he and Mayor Perkins would be in Washington, DC for the "Coastal Bend to DC" event sponsored by the Corpus Christi Chamber of Commerce from March 23-26, 2014. They are asking that the March 25, 2014 Council Meeting be moved forward to March 18, 2014 to accommodate this trip.

Council Member Wilson made a motion authorizing the change of meeting date of this City Council currently scheduled for March 25, 2014 to March 18, 2014 and was seconded by Council Member Pierce. The motion was approved unanimously.

18. Receive the Departmental Reports for the month of February 2014.

City Manager Jim Gray introduced Mark Zans as the new GIS employee that will be shared with SPEDC for a two year term. He comes to us from Kansas City Missouri and has been a City Planner for over ten years.

Mayor Perkins resumed agenda item # 7 on the agenda.

- 7. Presentation and discussion regarding the development of 30+/- acres of land by Gene Seaman and possible action regarding economic development incentives. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.087 "Deliberations Regarding Economic Development Negotiations."**

City Manager Jim Gray stated that due to additional discussions with both the developers Engineers and the City's Engineers, the staff is recommending to table the agenda item until the March 18, 2014 meeting.

Mayor Perkins made a motion to table this agenda item and was seconded by Council Member Pierce. The motion was approved unanimously.

- 19. Receive and discuss the City's financial situation, including but not limited to its budget, revenues, expenses, assets and debts.**

Interim Finance Director Sandra Clarkson provided an overview of the current cash balances, taxes received to date, the list of checks written for more than \$50,000, and an update to the Council Reserve funds and the City Manager discretionary funds.

- 20. Consideration and action regarding the Ingleside Chamber of Commerce's need for additional electrical service at N.O. Simmons Community Park for upcoming music events.**

City Manager Jim Gray explained that due to the performers scheduled for the Round-Up event in April, there is a need for additional electricity at N.O. Simmons Park. Staff has asked that the Chamber of Commerce share the cost of this enhancement. Only two bids were received due to the short turn-around required. The lesser bid will tie into the existing meter. The higher bid was to install a new meter. Both companies were provided the same information; but they each bid it differently. The Chamber of Commerce does not mind which bid we use but their board of directors has only authorized their half to not exceed \$2,000.00. City Staff recommends the bid of \$3,900 to Irving Electric. Council Member Pierce questioned if this would be the final total or if additional funds would be needed. Mr. Gray stated this is an estimate at this time, things can occur that cost more money; however, at this time it is not anticipated. He noted that because the bid is so low, he wasn't required to bring it to Council other than he would like to use Hotel/Motel funds and of course to keep the Council up to date regarding events within the City.

Council Member Kemp made a motion authorizing the award of the \$3,900.00 bid to Irving Electric from Hotel/Motel funds; and was seconded by Council Member Pierce.

Council Member Kemp amended her motion to include that the Chamber of Commerce would be responsible for one-half of the bill, up to \$2,000.00; and was seconded by Council Member Pierce.

Council Member Kemp amended her motion to include that anything over the \$2,000.00 by the Chamber of Commerce will be the responsibility of the City of Ingleside; and was seconded by Council Member Pierce.

The motions were approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, Schack, and Pierce voting aye; and Council Member Vaden voting no.

21. Consideration and action to replenish the City Manager fund for equipment purchases back up to \$20,000.00.

Council Member Pierce made a motion to replenish the City Manager discretionary funds for equipment purchases back up to \$20,000.00 and was seconded by Council Member Kemp. The motion was approved unanimously.

22. Staff Reports

City Manager Jim Gray asked that any Council Member wishing to attend the "Active Shooter Class" set for May 16, 2014 notify our office to let us know to include you. He also reminded the Council of the Texas Eagleford Shale Magazine Ribbon Cutting ceremony is set for March 13, 2014 in Corpus Christi. The TML-IRP Region 11 meeting is set for March 27, 2014; if you have not RSVP'd to our offices, please do so tonight.

23. Requests from Council Members

There were no requests from Council Members.

24. Adjourn

There being no further business, the meeting was adjourned at 7:32 p.m.

ATTEST:

APPROVED:

Kimberly Drysdale, City Secretary

Mayor Pete Perkins

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
MARCH 18, 2014**

1. Call meeting to order

The meeting was called to order at 6:34 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, John F. Schack, and Willie Vaden. Council Members absent: Council Member Paul Pierce. Staff present: City Manager, Jim Gray, and City Secretary Kimberly Drysdale. There were approximately 15 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

There were no presentations from the Audience.

5. Presentation and discussion regarding the development of 30+/- acres of land by Gene Seaman and possible action regarding economic development incentives. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.087 "Deliberations Regarding Economic Development Negotiations."

Mr. Gene Seaman presented to Council his plan to build approximately 140 units as a mixture of R-1 (Single Family Residential) and M (Multi-Family Residential) partially in both Ingleside and Aransas Pass city limits. The location is between Mooney Lane and Beasley near Saunders. At this time Aransas Pass has a Wastewater Lift Station and water lines near this location. The City of Ingleside has water lines along Mooney Lane only. Mr. Seaman is requesting that Ingleside and Aransas Pass work together to help him develop this property to bring in additional tax revenue. He expressed his concern for the housing shortage throughout San Patricio County. The plans being presented at this meeting are preliminary only for conceptual purposes. Once he knows more about how the communities will work with him, Mr. Seaman will get more detailed engineered plats to present to the building departments. The plans at this time are to put approximately 60 homes in Aransas Pass and 80 homes in Ingleside, which will be about \$65,000 to \$70,000 additional ad valorem taxes. Either way, all of these homes will be in Aransas Pass Independent School District. If Ingleside doesn't agree to these homes being connected to the Aransas Pass Wastewater system, he will need to build a Lift Station which will cost about \$350,000 and really doesn't make the project worth the effort. At this time, he is asking Ingleside to either allow these homes to be serviced by Aransas Pass or for Ingleside to help offset the cost of the Wastewater Lift Station. Mr. Seaman's current plans are to be fully built out within three to four years.

Mayor Perkins closed the Regular meeting to go into Executive Session for agenda items # 5 and 6 at 7:04 p.m.

- 6. The Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.071 "Consult with Attorney" to discuss the lawsuit against the City of Ingleside made by Patricia Arnold, Laura McLaughlin, William Priday, and Kevin Robbins involving re-zoning ordinances numbered 1086, 1087, 1089, 1090, and 1091 and legal issues regarding said ordinances.**

Mayor Perkins closed the Executive Session and re-opened the Regular meeting at 7:50 p.m.

- 7. Discussion regarding new rendition for the Park program.**

City Manager Jim Gray and Naismith Engineer John Michael explained that after meeting with Koch/Flint Hills regarding the proposed Live Oak Park expansion, it was not possible in the area we originally were interested in. They want to help with the expansion, but that is in an area they are committing for a pipeline and therefore do not want to put public events in that same area. Since that time, we have met with Dagger Island regarding the land East of the existing ball fields at Live Oak Park and they are willing to work with us, which would also enhance their plans for future Single and Multi-family residential areas. It would also allow the extension of Achievement Blvd and thereby be a great entrance directly to 8th Street and to Main Street (FM 1069). The other Soccer and Basketball areas could still be located on the South side of the existing park and only the new baseball fields would be placed on the East side of the existing park property.

Council Member Schack requested that some of the baseball fields allow for high school tournaments. Mr. Michael stated he would have the planners look at all field sizes and see how they can get the most versatile use of the fields.

- 8. Consideration and action for all or part of residuals from the TIFF funds for \$38,000 for assessing TRZ Value Capture Potential for the Ingleside Industrial Highway Corridor (Texas Highway 200) Project to be paid from CIP. As well as, discuss County participation.**

City Manager Jim Gray stated that as the City moves forward through the Environmental Phase of the Ingleside Industrial Highway Corridor (Texas Highway 200) process, TxDOT is requiring us to be looking at funding sources. One of the options is to consider a Tax Reinvestment Zone (TRZ) to help fund the project. In order to see if this is a viable option, we need to hire a contractor to perform a study. The group that performed the study for the viability for a new Harbor Bridge between Corpus Christi and Portland was Texas A&M Transportation Institute. They have quoted a cost of \$38,000 which we have approached Judge Simpson of San Patricio County to help us with the cost of this study. Staff recommends moving forward with this process whether the County assists us or not because it is a requirement of TxDOT. We further recommend using the residuals from the TIFF funds (formerly known as Live Oak Preserve, TIRZ #1) project. If the TRZ project is a viable funding source, it will not be the only funding source, but it could help us to show we are trying to fund this as best possible before additional funds are committed from the State.

Mayor Perkins made a motion authorizing up to \$38,000 of the residuals from the TIFF funds for assessing TRZ Value Capture Potential for the Ingleside Industrial Highway Corridor (Texas Highway 200) Project and was seconded by Council Member Schack. The motion was approved unanimously.

- 9. Public Hearing concerning an application for a Special Permit filed by Ramiro Garcia to temporarily be allowed to reside in an RV (recreational vehicle) on site while building a new home located at Lot 1-5, Block 80, T.P. McCampbell Subdivision, also known as 3655 Ave A.**

Mayor Perkins the Public Hearing at 8:08 p.m.

Speaking in favor of this Special Permit was Wayne Burton, as representative of the owner Ramiro Garcia. They have had theft of their tools and copper items twice since beginning this project and they would like to have someone on-site to deter this type of vandalism.

There were no speakers against this Special Permit.

Mayor Perkins closed the Public Hearing and re-opened the Regular meeting at 8:10 p.m.

- 10. Consideration and action of an ordinance granting a special permit to place a travel trailer for on-site to temporarily reside in while building a new home known as Lot 1 thru 5, Block 80, T.P. McCampbell Subdivision also known as 3655 Ave A and further providing for effective date, reading, severance and publication. (First Reading)**

Council Members Pierce and Kemp questioned if there was a time limit for this project. Building Official John Davis stated that the Building Permit is only good for six months; however, the Council can include a time limit if they want to.

Council Member Pierce made a motion to pass for a second reading of the Ordinance granting a special permit to place a travel trailer for on-site to temporarily reside in while building a new home known as Lot 1 thru 5, Block 80, T.P. McCampbell Subdivision also known as 3655 Ave A and further providing for effective date, reading, severance and publication with the inclusion of six month time limit; and was seconded by Council Member Wilson. The motion was approved unanimously.

- 11. Public Hearing concerning an ordinance amending chapter 54-Subdivisions, Article III. Plats, Division 2. Minor Plats, Ingleside Code of Ordinances.**

Mayor Perkins the Public Hearing at 8:13 p.m.

Speaking in favor of this amendment to City Ordinances was Chief Building Official John Davis. He explained this is an effort to stream-line the minor plat process. It is only for the division of four or fewer plats and no street can be involved.

There were no speakers against this Ordinance.

Mayor Perkins closed the Public Hearing and re-opened the Regular meeting at 8:16 p.m.

- 12. Consideration and action of an ordinance amending chapter 54-Subdivisions, Article III.-Plats, Division 2.-Minor Plat, Sec. 54-91.-Scope of Division, Ingleside Code of Ordinances. (First Reading)**

Mayor Perkins made a motion to pass to a second reading the Ordinance amending chapter 54-Subdivisions, Article III.-Plats, Division 2.-Minor Plat, Sec. 54-91.-Scope of Division, Ingleside Code of Ordinances and was seconded by Council Member Kemp. The motion was approved unanimously.

13. Public Hearing concerning an ordinance amending Chapter 78-Zoning, Ingleside Code of Ordinances to allow R-1 Single Family Residential District in other districts.

Mayor Perkins the Public Hearing at 8:17 p.m.

Speaking in favor of this amendment to City Ordinances was Chief Building Official John Davis. He explained this is a follow up to the previous discussions regarding a zoning pyramid with the exception of Multi-Family.

There were no speakers against this Ordinance.

Mayor Perkins closed the Public Hearing and re-opened the Regular meeting at 8:19 p.m.

14. Consideration and action of an ordinance amending Chapter 78-Zoning, Article IV.-District Regulations, Division 7. - P Professional District, Sec. 78-206.-Permitted Uses, Ingleside Code of Ordinances to Add R-3 Three & Four Family Residential District. (First Reading)

Council Member Pierce made a motion to pass to a second reading the Ordinance amending Chapter 78-Zoning, Article IV.-District Regulations, Division 7. - P Professional District, Sec. 78-206.-Permitted Uses, Ingleside Code of Ordinances to Add R-3 Three & Four Family Residential District and was seconded by Council Member Tucker. The motion was approved unanimously.

15. Staff Reports

City Manager Jim Gray provided updates regarding the following items:

- FM 1069 Reconstruction Update – the bid letting is scheduled for August 2014 with the construction beginning approximately 60-90 days thereafter. They will have 2 x 12' travel lanes, a 14' turn lane, and 2 x 8' shoulders, and all drainage would be open.
- The High School Students Against Distractive Decisions (SADD) will be doing a march from the High School to Dairy Queen and back tomorrow morning at 7:30 a.m.
- The Home Grant intake was today and there were 17 households represented. It will now take two to three months for them to provide the first group of five homes for new construction.
- The search for a Finance Director is going well and we hope to have a final decision soon.
- The Habitat for Humanity organization has pulled their permits for the construction of the Avenue B lot.
- The TML Quarterly meeting is March 27, 2014 in Kingsville.

16. Requests from Council Members

Mayor Pete Perkins requested that as Council Members review their Council Packets prior to the Council Meetings, that they contact the staff with any questions/concerns so the staff are prepared with those answers during the Council Meeting. This will help us to keep the items moving more smoothly and have fewer items tabled.

17. Adjourn

There being no further business, the meeting was adjourned at 8:28 p.m.

ATTEST:

APPROVED:

Kimberly Drysdale, City Secretary

Mayor Pete Perkins